

Study Area 6

Super Neighborhoods:

- 3 - Kashmere Area
- 4 - Fairbanks / Northwest Crossing
- 8 - Westbranch
- 9 - Addicks Park Ten
- 10 - Spring Branch West
- 11 - Langwood
- 84 - Spring Shadows
- 85 - Spring Branch Center
- 86 - Spring Branch West

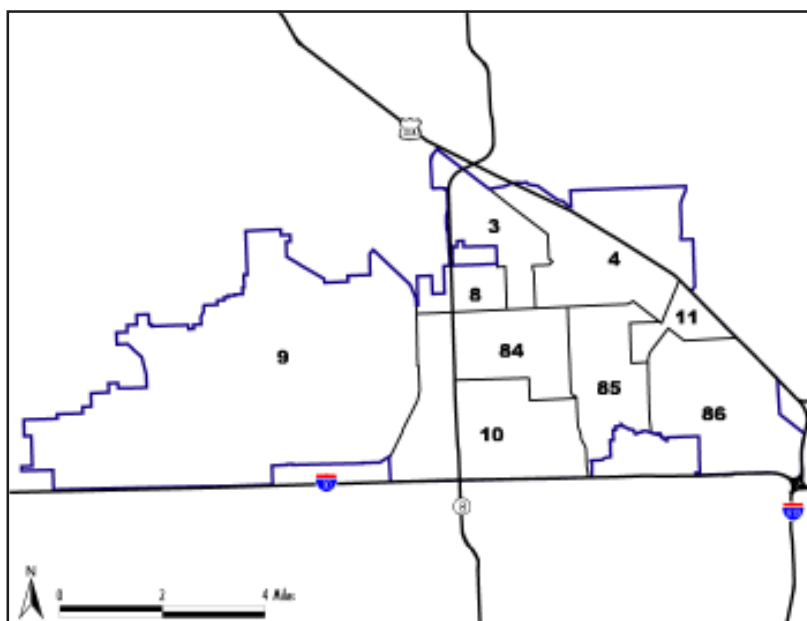
Characteristics

- Total Population: 138,536
- 21.9% population change 1990 to 2000
- Population Density: 3.8 persons per acre
- Persons Per Household: 2.92
- Total Area: 36,212 acres (56.58 sq miles)
- Houston City Council Districts: A & H
- Independent School Districts: Houston, Katy, Cypress Fairbanks & Spring Branch
- 8 Police Beats including bordering beats
- < 2% (average) of properties in long-term tax liens (homesteads not included)

Location within City



Super Neighborhoods in Study Area



Study Area 6 Super Neighborhood Descriptions

Carverdale is a small residential area originally marketed to African-Americans as homesites just outside the city. It is now surrounded by large industrial parks and warehouse complexes. Its proximity to the Northwest Freeway and Beltway 8 has made this area a popular one for industrial and distribution complexes. The residential area is characterized by modest homes on side streets. The Houston Community College Northwest Campus is located nearby, south of Tanner Road.

Fairbanks Northwest Crossing is a combination of rural land use and scattered housing and high density urban development that followed the construction of the Northwest Freeway. Many garden apartment complexes are scattered through and around the edge of the Northwest Crossing office and retail development. Prior to the opening of the freeway which bisects the area, access to Houston was provided by the Hempstead Highway.

Westbranch is located north of Clay Road at the West Belt. One portion, Westway, consists of townhomes, and the other, Westbranch, is made up of single-family homes. Most of Westbranch's medium-priced homes were built in the 1970s, and then in the 1990s. The western portion of the community, which adjoins the West Belt, is being redeveloped with commercial and office projects.

Addicks Park Ten is located in the westernmost part of the City, north of Interstate 10. Most of the area is made up of the Addicks Reservoir, a large flood control dam. Its surrounding area is developed for recreational uses, including a golf course, a wildlife sanctuary and few soccer fields. Park Ten, an area between I-10 and the Reservoir, is developed as office, commercial, and light industrial uses. Residential development in the area occurs in two single-family subdivisions and several apartment complexes.

Spring Branch West is located north of I-10 and west of Blalock. Gessner Road and W. Sam Houston Parkway North are the major north-south arteries in the area. Light industrial uses, including distribution centers, are located along the Parkway. The area is largely deed restricted single-family residential. Multi-family uses are concentrated along Long Point Road, Gessner and Blalock. New home construction occurs on small sites in the southeastern part of the community where land prices have risen dramatically.

Study Area 6 Overview

Study Area 6

- **Ethnic composition changed dramatically from majority White to majority Hispanic.**
White population decreased significantly, while Hispanic population almost doubled. In addition, the Asian population also increased, which has made this Study Area more diverse, with Hispanics being 52% of the total population in 2000.
- **Study Area 6 is attracting renters.**
In 1990, just over 1/3rd of the housing units were occupied by renters. In 2000, renters occupied more than half of the housing units. While moderate new residential construction absorbed some of the population increase, the significant decline in vacant housing units accounts for most of the population growth.
- **Population with low educational attainment is increasing.**
More than half of the population 25+ years in each of the Super Neighborhoods has low levels of education attainment (high school diploma or lower).
- **Income levels have changed and increased overall reflecting a positive trend.**
 - ✓ *Study Area 6 reflects the City's trend in increasing income levels. The proportion of households earning less than \$25,000 decreased substantially, with an almost corresponding increase in proportion of households earning more than \$50,000. In fact, the number of households earning more than \$50,000 almost doubled.*
 - ✓ *Study Area 6 is industrializing rapidly, especially along major corridors.*
 - ✓ *Study Area 6 has the largest acreage devoted to industrial use in the City, which primarily includes warehousing, distribution and storage facilities. This land use has increased by 27% over the decade, most of it built in existing industrial corridors such as Hempstead Hwy and along Beltway 8.*
 - ✓ **Carverdale** lost 2% of its population from 1990 to 2000
 - ✓ Addicks Park Ten has the largest population within Study Area 6 and has experienced the largest population increase (217.8% from 1990 to 2000)

Study Area 6 Demographics

Population by Super Neighborhood

- Significant growth in population

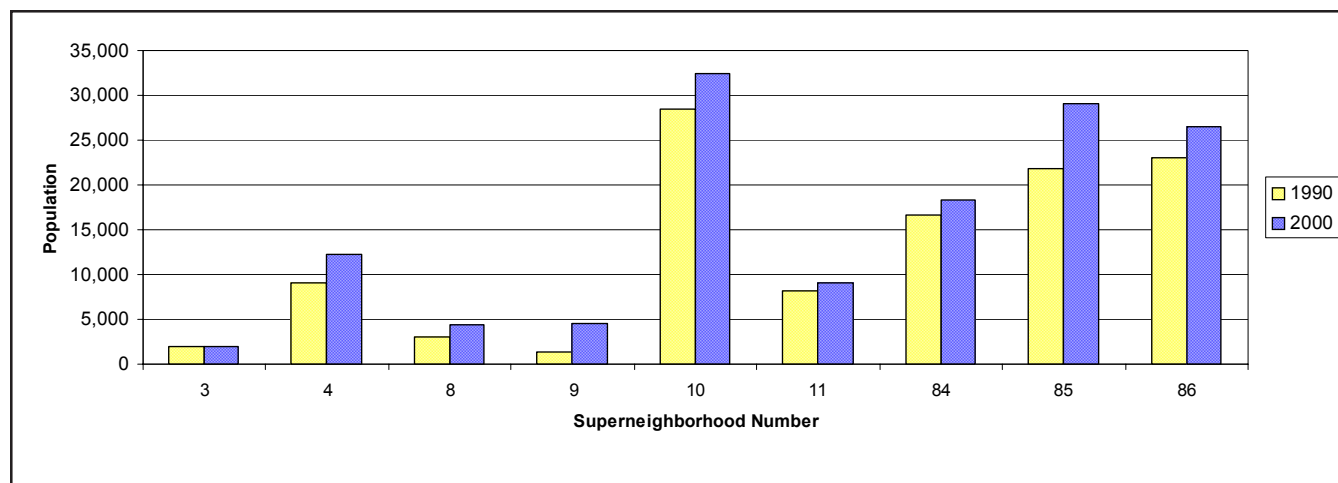
Table 5.6.0.
Population Change by Super Neighborhood (SN)

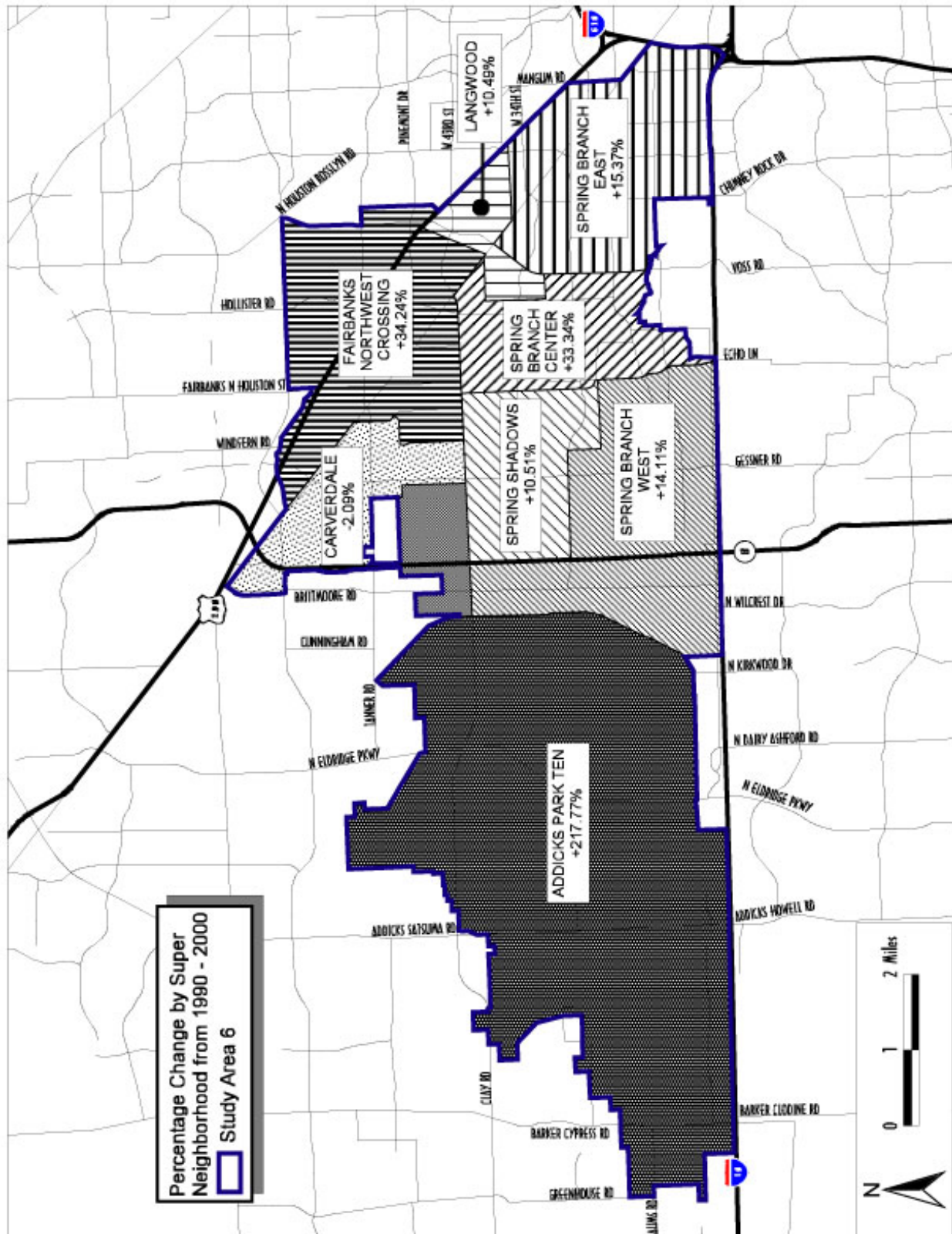
Source: US Census Bureau

| Super Neighborhood Name | SN# | 1990 | 2000 | # change | % change |
|-------------------------|-----|----------------|----------------|---------------|--------------|
| Carverdale | 3 | 1,969 | 1,928 | -41 | -2.1% |
| Fairbanks/NW Crossing | 4 | 9,134 | 12,262 | 3,128 | 34.2% |
| Westbranch | 8 | 3,082 | 4,321 | 1,239 | 40.2% |
| Addicks Park Ten | 9 | 1,425 | 4,528 | 3,103 | 217.8% |
| Spring Branch West | 10 | 28,414 | 32,423 | 4,009 | 14.1% |
| Langwood | 11 | 8,242 | 9,107 | 865 | 10.5% |
| Spring Shadows | 84 | 16,651 | 18,402 | 1,751 | 10.5% |
| Spring Branch Center | 85 | 21,805 | 29,074 | 7,269 | 33.3% |
| Spring Branch East | 86 | 22,962 | 26,491 | 3,529 | 15.4% |
| TOTAL | | 113,652 | 138,536 | 24,884 | 21.9% |

Figure 5.6.0.
Study Area 6 Population Change

Source: US Census Bureau





Map 5.6.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000






Study Area 6 Demographics






Race and Ethnicity

- Shifts in population from majority White to Hispanic
- Asian population remains unchanged
- White population decreased by 21.2%

Table 5.6.1.
Population by Race/Ethnicity

Source: US Census Bureau

| | | Study Area 6 | | |
|--------------|--|----------------|----------------|--------------|
| | | 1990 | 2000 | % change |
| White |  | 60,509 | 47,664 | -21.2% |
| Black |  | 9,795 | 9,912 | 1.2% |
| Hispanic |  | 36,597 | 71,694 | 95.9% |
| Asian |  | 6,527 | 7,630 | 16.9% |
| Other |  | 224 | 1,636 | 630.4% |
| TOTAL | | 113,652 | 138,536 | 21.9% |

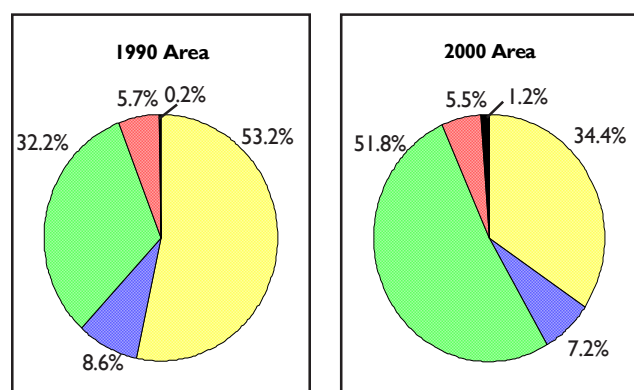
| | | City of Houston | | |
|--------------|--|------------------|------------------|--------------|
| | | 1990 | 2000 | % change |
| White |  | 720,534 | 601,851 | -16.5% |
| Black |  | 455,297 | 487,851 | 7.2% |
| Hispanic |  | 455,947 | 730,865 | 60.3% |
| Asian |  | 70,145 | 106,620 | 52.0% |
| Other |  | 3,361 | 26,444 | 686.8% |
| TOTAL | | 1,705,284 | 1,953,631 | 14.6% |

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.6.1.
Population by Race/Ethnicity

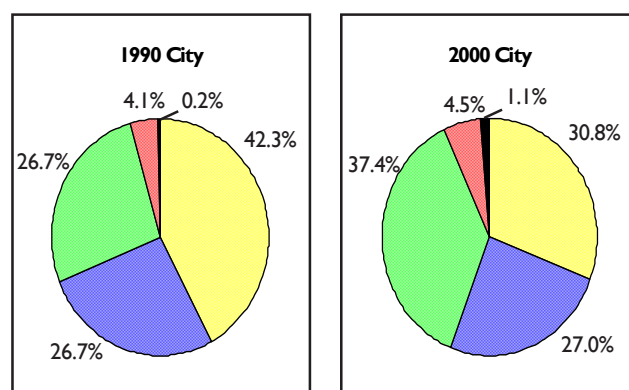
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.1

City of Houston--percent of total



Legend as shown above in Table 5.6.1





Study Area 6 Demographics

Gender and Age

- Age distribution very similar to the City as a whole
- 63% of the population is in the working age group
- 36% growth in seniors, bringing their numbers up to 8% of the total

Table 5.6.2.
Population by Gender and Age

Source: US Census Bureau

| | | 1990 | 2000 | % change |
|------------------|---|---------|---------|----------|
| Age 0-4 |  | 10,419 | 12,655 | 21.5% |
| Age 5-17 |  | 22,777 | 27,048 | 18.8% |
| Age 18-64 |  | 72,271 | 87,697 | 21.3% |
| Age 65+ |  | 8,186 | 11,136 | 36.0% |
| MALE | | 57,179 | 71,474 | 25.0% |
| FEMALE | | 56,473 | 67,062 | 18.7% |
| TOTAL | | 113,652 | 138,536 | 21.9% |





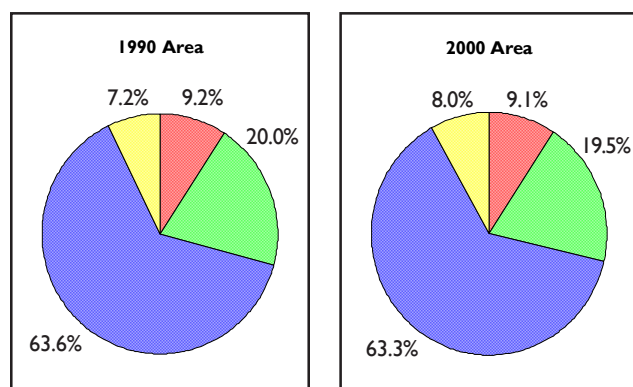
| | | 1990 | 2000 | % change |
|------------------|---|-----------|-----------|----------|
| Age 0-4 |  | 142,168 | 160,797 | 13.1% |
| Age 5-17 |  | 313,825 | 375,861 | 19.8% |
| Age 18-64 |  | 1,108,100 | 1,252,908 | 13.1% |
| Age 65+ |  | 141,191 | 164,065 | 16.2% |
| MALE | | 846,113 | 975,551 | 15.3% |
| FEMALE | | 859,171 | 978,080 | 13.8% |
| TOTAL | | 1,705,284 | 1,953,631 | 14.6% |

Figure 5.6.2.
Population by Gender and Age

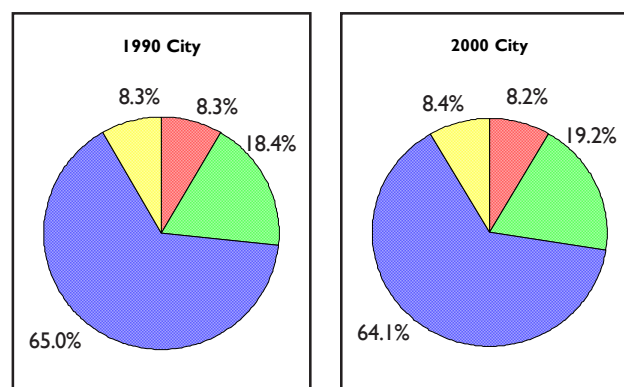
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.2

City of Houston--percent of total



Legend as shown above in Table 5.6.2

Study Area 6 Demographics

Educational Attainment

- The study area follows City trends in all the educational attainment categories.
- Majority of population 25+ have low education attainment (no diploma or high school diploma)

Table 5.6.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

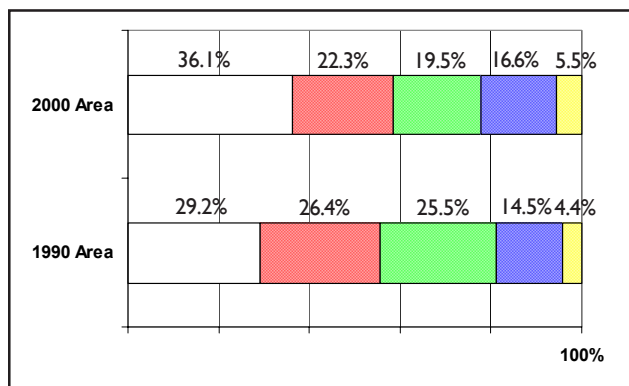
| Study Area 6 | | | |
|--------------|---------------|---------------|--------------|
| | 1990 | 2000 | % change |
| No Diploma | 19,619 | 29,860 | 52.2% |
| High School | 17,755 | 18,406 | 3.7% |
| Some College | 17,181 | 16,076 | -6.4% |
| Bachelor's | 9,759 | 13,752 | 40.9% |
| Grad/Prof. | 2,935 | 4,515 | 53.8% |
| TOTAL | 67,249 | 82,610 | 22.8% |

| City of Houston | | | |
|-----------------|------------------|------------------|--------------|
| | 1990 | 2000 | % change |
| No Diploma | 263,458 | 355,445 | 34.9% |
| High School | 224,181 | 245,299 | 9.4% |
| Some College | 265,983 | 228,985 | -13.9% |
| Bachelor's | 191,128 | 255,173 | 33.5% |
| Grad/Prof. | 92,288 | 116,252 | 26.0% |
| TOTAL | 1,037,037 | 1,201,154 | 15.8% |

Figure 5.6.3.
Population 25 and Over by Educational Attainment

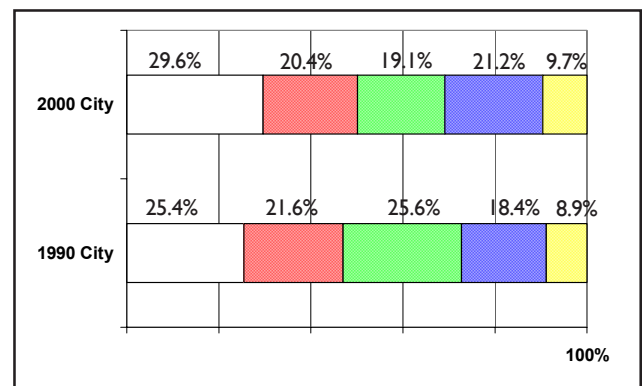
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.3

City of Houston--percent of total



Legend as shown above in Table 5.6.3

Study Area 6 Demographics

Housing and Households

- Large increase in renter occupied units
- Large decrease in vacant units
- 2000 Total Units 50,552
Single-family 26,396
Multi-family 24,135
Other 21

Table 5.6.4. Household Characteristics

Source: US Census Bureau

| | Study Area 6 | | |
|-----------------------|--------------|--------|----------|
| | 1990 | 2000 | % change |
| HOUSEHOLDS | 39,152 | 47,023 | 20.1% |
| persons per HH | 2.90 | 2.92 | 0.7% |

| | City of Houston | | |
|-----------------------|-----------------|---------|----------|
| | 1990 | 2000 | % change |
| HOUSEHOLDS | 638,705 | 717,945 | 12.4% |
| persons per HH | 2.60 | 2.67 | 2.7% |

Table 5.6.5. Housing Units by Tenure

Source: US Census Bureau

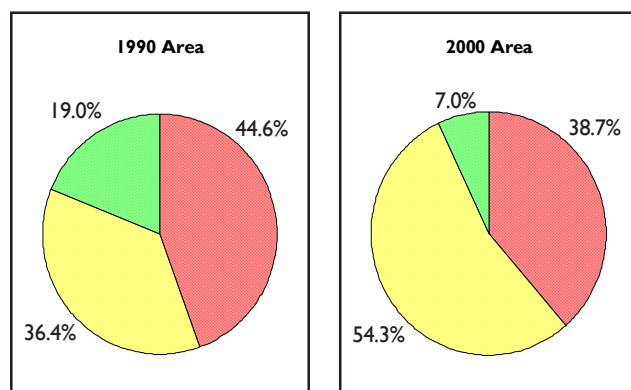
| | Study Area 6 | | |
|--------------------|--------------|--------|----------|
| | 1990 | 2000 | % change |
| Occupied | 39,152 | 47,023 | 20.1% |
| Owner | 21,534 | 19,552 | -9.2% |
| Renter | 17,618 | 27,471 | 55.9% |
| Vacant | 9,184 | 3,529 | -61.6% |
| TOTAL UNITS | 48,336 | 50,552 | 4.6% |

| | City of Houston | | |
|--------------------|-----------------|---------|----------|
| | 1990 | 2000 | % change |
| Occupied | 638,705 | 717,945 | 12.4% |
| Owner | 293,355 | 328,741 | 12.1% |
| Renter | 345,350 | 389,204 | 12.7% |
| Vacant | 112,928 | 64,064 | -43.3% |
| TOTAL UNITS | 751,633 | 782,009 | 4.0% |

Figure 5.6.4. Housing Units by Tenure

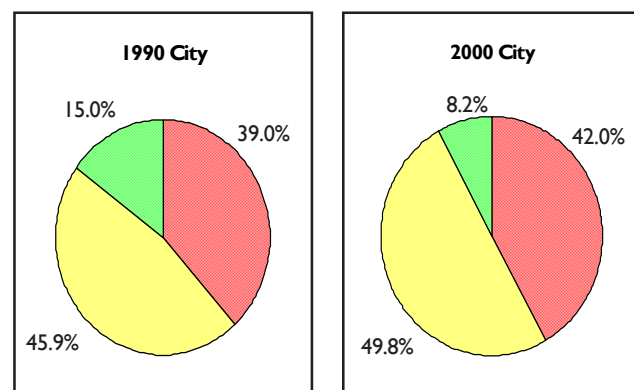
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.5

City of Houston--percent of total



Legend as shown above in Table 5.6.5

Study Area 6 Demographics

Household Income

- Above-average median income (\$37,988)
- Even distribution of households by income ranges
- Income growth slightly greater than City average

Table 5.6.6.
Households by Household Income

Source: US Census Bureau

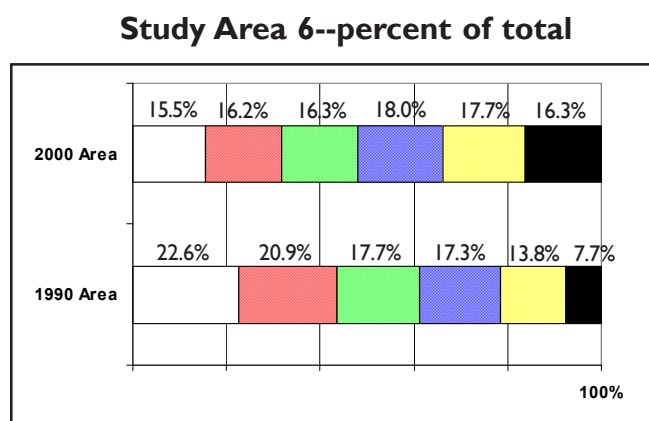
| Study Area 6 | | | | |
|--------------|---------------|---------------|--------------|--|
| | 1990 | 2000 | % change | |
| < \$15K | 8,963 | 7,320 | -18.3% | |
| \$15K—\$25K | 8,301 | 7,652 | -7.8% | |
| \$25K—\$35K | 7,041 | 7,676 | 9.0% | |
| \$35K—\$50K | 6,851 | 8,473 | 23.7% | |
| \$50K—\$75K | 5,461 | 8,332 | 52.6% | |
| >\$75K | 3,065 | 7,680 | 150.6% | |
| TOTAL | 39,681 | 47,134 | 18.8% | |

| City of Houston | | | | |
|-----------------|----------------|----------------|--------------|--|
| | 1990 | 2000 | % change | |
| < \$15K | 175,900 | 132,457 | -24.7% | |
| \$15K—\$25K | 125,425 | 105,887 | -15.6% | |
| \$25K—\$35K | 101,625 | 104,792 | 3.1% | |
| \$35K—\$50K | 99,947 | 117,451 | 17.5% | |
| \$50K—\$75K | 82,150 | 116,362 | 41.6% | |
| >\$75K | 64,395 | 141,948 | 120.4% | |
| TOTAL | 649,442 | 718,897 | 10.7% | |

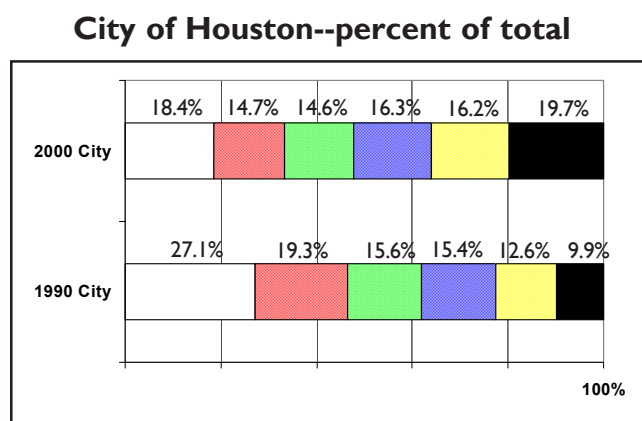
Note: The total number of households shown in this table is based on sample data.

Figure 5.6.6.
Households by Household Income

Source: US Census Bureau



Legend as shown above in Table 5.6.6



Legend as shown above in Table 5.6.6

Study Area 6 Demographics

Existing Land Use Patterns

- Third largest study area with 36,212 acres
- Most industrial land of all study areas with 4,409 acres – 17.1% of City's industrial land.
- 26.8% of all City's Parks/ Open Space land

Study Area 6 is 36,212 acres and after Study Area 7, is the third largest. On the west side of the City it extends to the west of Beltway 8. This area includes large tracts of vacant land and parks and open space. The built environment shows a predominance of Residential Uses (17.4%) with Industrial uses (12.2%), comprising the second largest acreage.

Single-family residential uses cover 5,040 acres, almost (14%) of the study area with an average size lot of .24 of an acre. The concentration of single-family residential uses is largely within the Beltway 8 and Magnum Road. In the 1990's, new single-family residential development concentrated in two major hubs: one in the Gessner vicinity between Tanner Rd and W 43rd St, and another, to the east of Chimney Rock Dr. and north of I-10. Smaller clusters appeared to the far edge of the area in the west.

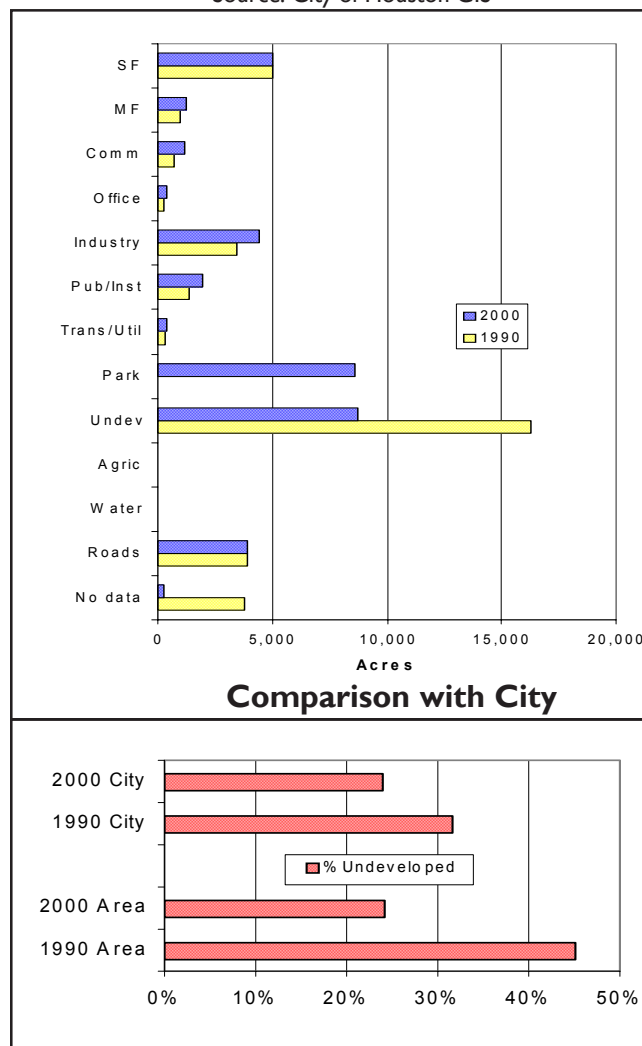
Table 5.6.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

| | Study Area 6 | | | City of Houston | | |
|-----------------------------|--------------|---------|------------|-----------------|----------|----------|
| | 1990 | 2000 | % change | 1990 | 2000 | % change |
| Single-Family (SF) | 5,046.3 | 5,039.7 | -0.1% | 75,587.9 | 79,800.7 | 5.6% |
| Multi-Family (MF) | 1,005.2 | 1,254.9 | 24.8% | 12,256.3 | 14,648.2 | 19.5% |
| Commercial (Com) | 719.8 | 1,194.1 | 65.9% | 12,281.1 | 15,386.2 | 25.3% |
| Office | 250.3 | 377.8 | 50.9% | 4,031.2 | 4,811.9 | 19.4% |
| Industrial | 3,471.7 | 4,409.2 | 27.0% | 21,361.8 | 25,762.2 | 20.6% |
| Public/Institutional | 1,347.7 | 1,951.7 | 44.8% | 13,341.7 | 20,061.5 | 50.4% |
| Trans/Utilities | 335.5 | 405.6 | 20.9% | 3,601.2 | 11,665.9 | 223.9% |
| Parks/Open Space | 6.8 | 8,604.5 | 125,925.6% | 1,460.2 | 32,089.7 | 2,097.6% |
| Undeveloped | 16,317.3 | 8,729.4 | -46.5% | 120,734.2 | 91,366.6 | -24.3% |
| Agricultural | 35.5 | 30.5 | -14.1% | 5,751.2 | 10,017.4 | 74.2% |
| Open Water | 0.0 | 0.0 | 0.0% | 1,226.7 | 13,905.4 | 1,033.6% |
| Roads | 5,372.0 | 5,372.0 | 0.0% | 56,559.1 | 56,559.1 | 0.0% |
| No Data | 3,925.0 | 3,925.0 | -57.6% | 52,355.0 | 4,472.8 | -91.5% |

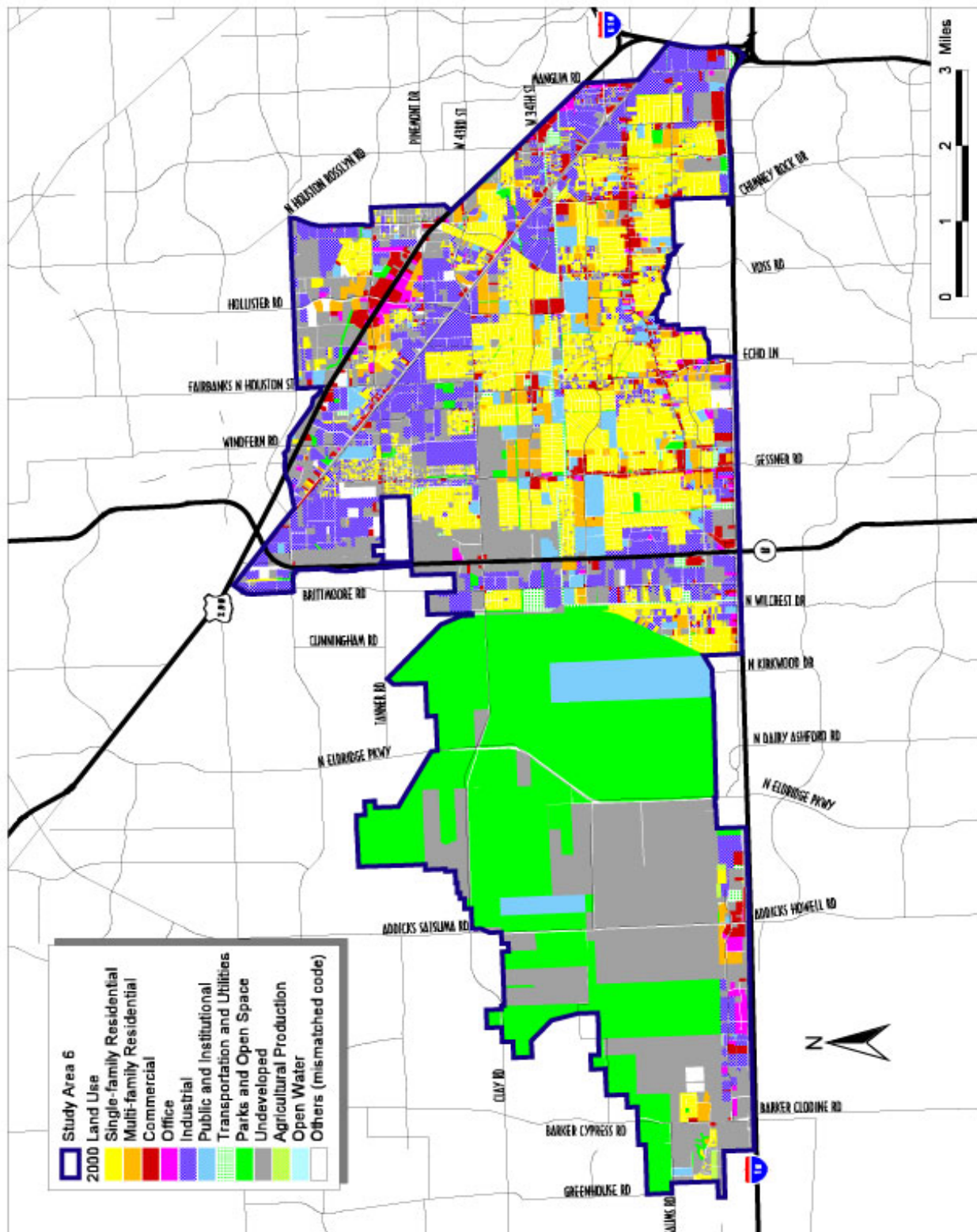
Figure 5.6.6. Study Area 6 Land Use

Source: City of Houston GIS



Source: City of Houston GIS

Study Area 6



Map 5.6.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 6 Land Use Patterns

Existing Land Use Patterns

Multi-family residential accounts for 3.5 percent or 1,255 acres, of Study Area 6. The majority of multi-family uses occurs in clusters and is located near major thoroughfares.

Multi-family land uses have increased from 1990 to 2000 by almost 25% and have shown most of this increase along Hollister, north of Tanner Road, and along the southwestern side of Park Row, north of I-10.

Commercial and Office land uses account for 4.3% of the total land. Commercial corridors exist off major thoroughfares along North I-10 feeder, Long Point Rd., Hempstead Hwy, US 290, and Gessner Rd. I-10 (Katy Freeway) in this area is referred as the “Energy Corridor” because many oil companies have large commercial and office buildings there. Study Area 6 contains 1,194 acres of commercial land use, which is 3.3 percent of the study area, increasing from 719 acres in 1990. New commercial development is taking place mainly along SH 290 and Hempstead Highway, where industrial warehousing is mixed with commercial uses. Of the new office buildings permitted in the last decade, some were valued at more than two million dollars. Office development is taking place along I-10, Brittmore Rd., SH 290, Hempstead Hwy. and other major roads.

Industrial uses, which are one of the predominant land use features of the study area, cover 4,409 acres. They account for 12% of the land uses in Study Area 6. Industrial uses have grown 27% between 1990 and 2000. Hempstead Hwy. and Sam Houston Toll Road (Beltway 8) are the major industrial corridors for the study area where industrial uses are primarily warehousing and distribution facilities servicing Southern Pacific and Texas & Oklahoma Railroads.

Public and Institutional uses increased from 1,348 acres in 1990 to 1,952 acres in 2000. Much of this land use consists of small schools, churches, and libraries located within subdivisions. As in many other areas in Houston, in the last decade, many churches and church related facilities were built. Also, Spring Branch Independent School District constructed many public educational facilities.

Parks and Open Space, heavily concentrated west of Highway 8, occupy almost 24% of the land. Most of the park and open space uses are located in Addicks Reservoir. The reservoir is approximately 12 miles long. The reservoir includes Bear Creek Park, which contains many recreational facilities.

Vacant and Undeveloped land covers slightly more than 24 percent of the study area and are abundant not only in the western portion but also above W 43 St. in the east. Much of the decrease in this category between 1990 and 2000 is due to reclassification of land into the Parks and Open Space category.

Roads make up only 10.8% of the study area total, less than the citywide 14.9%. This can partly be accounted for by the fact that large areas of this study area are either Vacant and Undeveloped or Parks and Open Space (together they are 48% of the study area). Beltway 8, US 290 and I-10 are all major highways in the study area.

Study Area 6 2000 Basic Demographics*

Table 5.6.8
2000 Demographics by Super Neighborhood

| | Super Neighborhood | | | | |
|----------------------------------|--------------------|--|---------------|---------------------------|------------------------------|
| | CARVERDALE #3 | FAIRBANKS NORTHWEST CROSSING #4 | WESTBRANCH #8 | ADDICKS PARK TEN #9 | SPRING BRANCH WEST #10 |
| Total Population | 1,928 | 12,262 | 4,321 | 4,528 | 32,423 |
| White | 9.1% | 38.6% | 29.8% | 64.6% | 35.0% |
| Black | 44.6% | 20.9% | 5.4% | 7.1% | 5.8% |
| Hispanic | 43.5% | 34.9% | 35.5% | 20.2% | 52.6% |
| Asian** | 2.3% | 4.1% | 28.4% | 5.8% | 5.2% |
| Other | 0.5% | 1.5% | 0.9% | 2.3% | 1.3% |
| Educational Attainment | | | | | |
| Persons 25 years and over | 561 | 5,499 | 1,334 | 2,154 | 10,469 |
| No High School Diploma | 70.4% | 20.0% | 88.5% | 20.3% | 44.9% |
| High School Diploma & higher | 29.6% | 80.0% | 11.5% | 79.7% | 55.1% |
| Household Income | | | | | |
| Total Households | 616 | 5,516 | 1,300 | 2,194 | 10,205 |
| Below \$25,000 | 43.3% | 32.9% | 17.9% | 18.0% | 30.9% |
| Above \$25,000 | 56.7% | 67.1% | 82.1% | 82.0% | 69.1% |
| Labor Force | | | | | |
| Persons 16 years and over | 826 | 7,331 | 2,077 | 2,981 | 15,093 |
| Employed | 87.9% | 94.4% | 94.8% | 96.1% | 93.2% |
| Unemployed | 12.1% | 5.6% | 5.2% | 3.9% | 6.8% |
| Housing | | | | | |
| Total Occupied Units | 561 | 5,499 | 1,334 | 2,154 | 10,469 |
| Owner Occupied | 70.4% | 20.0% | 88.5% | 20.3% | 44.9% |
| Renter Occupied | 29.6% | 80.0% | 11.5% | 79.7% | 55.1% |

| | Super Neighborhood | | | | Study Area 6 Total |
|----------------------------------|--------------------|-----------------------|--------------------------------|------------------------------|-----------------------|
| | LANGWOOD #11 | SPRING SHADOWS #84 | SPRING BRANCH CENTER #85 | SPRING BRANCH EAST #86 | |
| Total Population | 9,107 | 18,402 | 29,074 | 26,491 | 138,536 |
| White | 29.2% | 48.8% | 26.4% | 29.7% | 34.4% |
| Black | 7.0% | 6.3% | 4.1% | 4.1% | 7.2% |
| Hispanic | 60.8% | 34.8% | 64.8% | 61.4% | 51.8% |
| Asian** | 1.7% | 8.7% | 4.0% | 3.8% | 5.5% |
| Other | 1.2% | 1.5% | 0.7% | 1.0% | 1.2% |
| Educational Attainment | | | | | |
| Persons 25 years and over | 2,839 | 6,803 | 8,823 | 8,541 | 47,023 |
| No High School Diploma | 52.0% | 52.8% | 35.1% | 41.8% | 47.3% |
| High School Diploma & higher | 48.0% | 47.2% | 64.9% | 58.2% | 52.7% |
| Household Income | | | | | |
| Total Households | 2,777 | 6,550 | 9,450 | 8,526 | 47,134 |
| Below \$25,000 | 37.9% | 23.9% | 35.6% | 36.7% | 30.8% |
| Above \$25,000 | 62.1% | 76.1% | 64.4% | 63.3% | 69.2% |
| Labor Force | | | | | |
| Persons 16 years and over | 3,999 | 8,880 | 13,942 | 11,466 | 66,596 |
| Employed | 92.3% | 95.6% | 92.3% | 91.8% | 93.0% |
| Unemployed | 7.7% | 4.4% | 7.7% | 8.2% | 7.0% |
| Housing | | | | | |
| Total Occupied Units | 2,839 | 6,803 | 8,823 | 8,541 | 47,023 |
| Owner Occupied | 52.0% | 52.8% | 35.1% | 41.8% | 47.3% |
| Renter Occupied | 48.0% | 47.2% | 64.9% | 58.2% | 52.7% |

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander